

ABUTTERS' LIST

LOY 20	CARL R. & VERA E. BRINGER
LOT 21	2180 S.W. 89TH AVENUE
LOT 22	EDWARD L. WATERS, JR. &
LOT 23	ROGER B. PHILLIPS 8715 1/2 10TH STREET CONCORD, NH 03301
LOT 24	CHARLES & CHARLOTTE STOLEHR 720 HARTFORD AVENUE NORTH SCITUATE, RI 02857
LOT 25	PATRICK & MARY MARSHALL 32 CAMBRIDGE STREET WEST HARTFORD, CT 06051
LOT 79	CHARLES & EMMALYN ALFRED & LILLIAN E. TAMMARD 1415 1/2 10TH STREET SOMERVILLE, MA 02143
LOT 81	CHARLES F. & MARY E. COBB 31 1/2 10TH STREET MEDFORD, MA 02155
LOT 101	CHARLES & MARY CALLAHAN ROBERT J. & PATRICIA A. HANITY 6 SOUTH RHODE STREET TENNESSEE, TN 37301
LOT 119	NORMAN O. & RITA Y. BOUDREAU 101 1/2 10TH STREET TEWKSBURY, MA 01876
LOT 121	NORMAND L. SIMONEAU 101 1/2 10TH STREET NASHUA, NH 03060
LOT 122	ROYAL & ROBERTA REILLY TRUST EDWARD R. ROYALE ROSS, TRUSTIES 17 1/2 10TH STREET HAMPTON FALLS, NH 03844

PLANNING BOARD
TOWN OF HAMPTON

DATE:

APPROVED 8-9-91
S. J. S.
CHAIRMAN, HAMPTON PLANNING BOA...

D-21192

SHEET 1 of 2

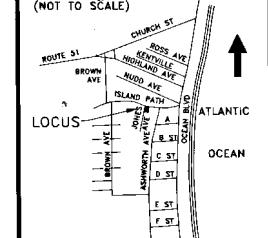
6-8 2901-0568

LEGEND

—	—	CHAIN LINK FENCE
—	—	WOOD FENCE
S	S	SEWER LINE
W	W	WATER LINE
—	—	UTILITY POLE
SET RR SPK		RAILROAD SPIKE SET
EP		EDGE PAVEMENT
CDB		CATCH BASIN
FNG GB		FOUND GRANITE BOUND
④		SEWER MANHOLE
▼		WATER SHUTOFF
O IP		FOUND IRON PIPE
RCRD		ROCKINGHAM COUNTY REGISTRY OF DEEDS

LOCATION PLAN

(NOT TO SCALE)



NOTES

1. OWNER OF RECORD: ROYAL/ROSS RELIABLE TRUST
 ERIC B. ROYAL AND PETER ROSS, TRUSTEES
 17 KENSINGTON ROAD, HAMPTON FALLS, NH 03844

2. TOTAL AREA: 133.60 SQ FT
 DEED DATE: 07/27/1977-1218
 TAX MAP: ZBB LOTS 80 & 102
 ZONING CLASS: BUSINESS SEASONAL

3. RELATED RECORDS:
 RCRD PLAN # D 8335
 RCRD PLAN # D 18049
 RCRD PLAN # 15148
 RCRD PLAN 1379-60
 REFERENCE DEEDS:
 RCRD 1932-052 RCRD 1084-341
 RCRD 1932-052 RCRD 780-023

4. SPECIAL EXEMPTION GRANTED BY ZBA FOR
 CONDOMINIUM CONVERSION OF EXISTING UNITS:
 CASE # 10-00000000000000000000000000000000
 DATE: 7/19/91
 REFERENCE ZONING ARTICLES AS FOLLOWS:
 ARTICLE IV 4.8. SEASIDE AREA, ART V118.2.1
 ARTICLE VIII 8.2.3. SEASIDE AREA
 ARTICLE VIII 8.2.4. DRIVE IN PARKING SETBACK
 ARTICLE VIII 8.2.6. OPEN SPACE BUFFER

5. ALL PARKING SPACES SHOWN ARE 9'X18'
 2 24' X 16' UNITS SHOWN AS 9'X18'
 6 UNITS X 2 = 16 SPACES ASSIGNED AS SHOWN, +1 GUEST

6. PERPETUAL (ASSIGNABLE) EASEMENT OVER 3280 SQ FT
 OF LAND SHOWN AS 9'X18' SHOWN AS EASEMENT BY
 ROYAL/ROSS RELIABLE TRUST FOR PARKING ONLY.
 EASEMENT INCLUDES RIGHT OF ACCESS THROUGH
 22' ROW AS SHOWN.

7. SUBJECT PROPERTY LIES WITHIN FEMA FLOOD
 HAZARD ZONE A2 AS PER FLOOD INSURANCE
 RATE MAP COMMUNITY PANEL NO. 350132 0012B
 EFFECTIVE DATE: 07/19/91

100 YEAR FLOOD LEVEL PER REFERENCE MAP: EL. 9'
 FIRST FLOOR ELEV SUBJECT BUILDING = ELEV. 9.78.
 DATUM IS NGVD AS PER RCRD PLAN #D18049.

8. LOT AREA: 133.60 SQ FT
 1600 SQ FT X B UNITS = 12800 SF REQUIRED.
 TOTAL LOT AREA = 13630 SF PROVIDED.

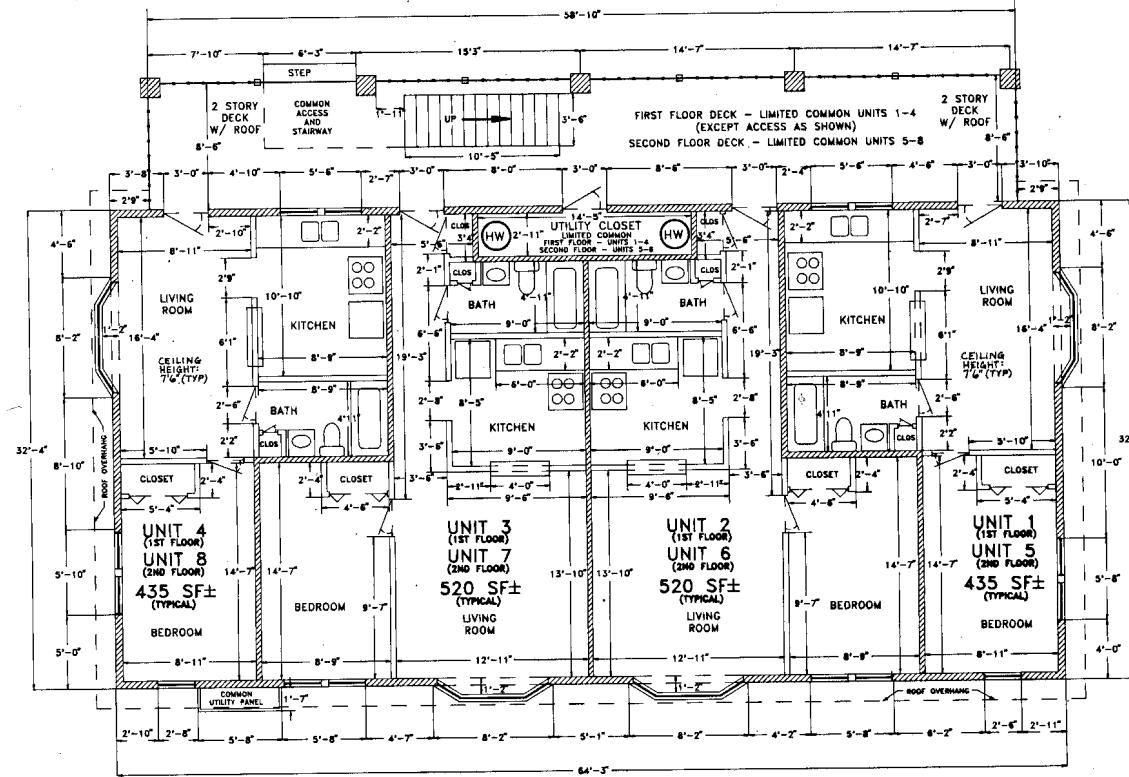
9. APPROXIMATE TAXES:
 10. ALL PREVIOUS EXISTING LOT LINES ARE DEFENDED
 ELIMINATED BY RCRD 1932-052 DATED 9/20/68.

11. UTILITIES ARE AS FOLLOWS:
 SEWER: SEWER CONNECTION
 WATER: COMMON SERVICE
 ELECTRICAL (INTERIOR): INDIVIDUAL METERS
 ELECTRICAL (EXTENSION): INDIVIDUAL METERS
 LIGHTS: COMMON METER

I HEREBY CERTIFY THAT THIS SITE PLAN
IS ACCURATE AND IN COMPLIANCE WITH
RSA 356-B:20 (1). ALL UNITS DEPICTED
HEREON ARE SUBSTANTIALLY COMPLETED

Bank of Singapore 7/10/91

Jan 28 12 45 PM '99



APPROVED 8-9-91
John W. Walker
CHAIRMAN, HAMPTON PLANNING BOARD

D-21192 SHEET 2 of 2

2007-0568

I HEREBY CERTIFY THAT THESE FLOOR PLANS
ARE ACCURATE AND IN COMPLIANCE WITH
RSA 356-B:20(II). ALL UNITS DEPICTED
HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 7/10/91
ANNE W. BIALOBRZESKI NHLLS #752



**EXISTING FLOOR PLAN
ROSEWOOD MANOR
CONDOMINIUM
IN
HAMPTON, NH
SCALE: 1'-0" - 1' JULY 1991
PREPARED BY
STOCKTON SERVICES
HAMPTON, NH**

Aug 23 11:30 AM '91

003094

AUG 23'91

N/F ROYAL/ROSS REALTY TRUST RCRD 2877-1218 (PARCEL 4) TAX MAP 282 LOTS 80 & 102

N/F C.F. & M.E. COBB RCRD 2602-1667 SEE RCRD 1241-0175 TAX MAP 282 LOT 81

N/F PETRON MORTGAGE COMPANY LIMITED PARTNERSHIP RCRD 2827-1608 TAX MAP 282 LOT 104

N/F N. SIMONEAU RCRD 1984-0182 TAX MAP 282 LOT 121

TOTAL AREA: 14,270 SQ FT ±

RCRD 2877-1218 INTERIOR LOT LINES TO BE ELIMINATED

SET RR SPK

SET PK

LIGHT POST

GUY WIRE

POLE #1076

FND 2" IP (DOWN 1")

151.33'-0" (DEED TOTAL: 150')

152.12'-0" (DEED TOTAL: 150')

152.12'-0" (DEED TOTAL: 150')

29.00'

556' 24" 48'E

147.61'

118.61'

2.40'

28.73'

126.88'

100.15'

102.88'

102.26' 17" W

35' 26" 17" W

SET RR SPK

BRICK PLANTER W/SIGN

OTHER LAND OF SIMONEAU RCRD 1701-0488

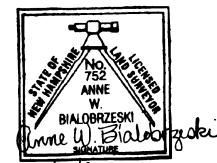
LEGEND

LEGEND

— o —	CHAIN LINK FENCE
— o —	WOOD FENCE
“o”	UTILITY POLE
SET RR SPK	RAILROAD SPIKE SET
PK	PARKER-KALON
	MASONRY NAIL
o FND IP	FOUND IRON PIPE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS

HAMPTON PLANNING BOARD
NO JURISDICTION TAKEN

DATE: 8-23-91



PLAT OF LAND
FOR
ROYAL/ROSS
REALTY TRUST
IN
HAMPTON, NH
SCALE: 1" = 20' JULY 1991
PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

GRAPHIC SCALE

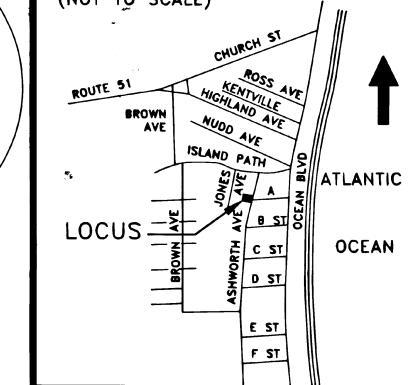
20 0 10 20 40 80

IN FEET
1"=20'

1. OWNER OF RECORD: ROYAL/ROSS REALTY TRUST
ERIC B. ROYAL AND PETER ROSS, TRUSTEES
17 KENSINGTON ROAD, HAMPTON FALLS, NH 03844
2. TOTAL AREA: 14,270 SQ FT
DEED REFERENCE: RCRD 2877-1218
TAX MAP 282 LOT 122
ZONING CLASS: BUSINESS SEASONAL
3. REFERENCE PLANS:
RCRD PLAN # D 6835
RCRD PLANS #B1093, #D17069
RCRD PLAN # 01546
RCRD PLAN B# 1379 PG 310
REFERENCE DEEDS:
RCRD 1701-488 RCRD 580-287
RCRD 1427-046 RCRD 684-458
RCRD 1084-341 RCRD 643-133
RCRD 502-203 RCRD 707-345
4. SOUTHWESTERLY BOUNDARY IS AS SHOWN
AND AGREED TO BY N. SIMONEAU (ABUTTING
LANDOWNER) ON SITE. BOUNDARY LINE
AGREEMENT RECOMMENDED TO ELIMINATE
GAP AND BRING ADJOINING RECORD TITLE
DESCRIPTIONS INTO CONFORMANCE.

LOCATION PLAN

(NOT TO SCALE)



NOTES

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